

# RMM

ROUGH MILNE MITCHELL  
LANDSCAPE ARCHITECTS

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Kāinga Ora

Rowlands Ave + Waipuna Rd

06 April 2022

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ROUGH MILNE MITCHELL  
LANDSCAPE ARCHITECTS

**PROJECT**

Rowlands Ave + Waipuna Rd

**DATE**

06 April 2022

**DESIGN STAGE**

Landscape Preliminary Design

**STATUS**

For Resource Consent

**REVISION**

E

**REFERENCE**

21278

**PREPARED FOR**

Kāinga Ora

**PREPARED BY**

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**To be read alongside drawing packages and reports by:**

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# 1.0 Project site

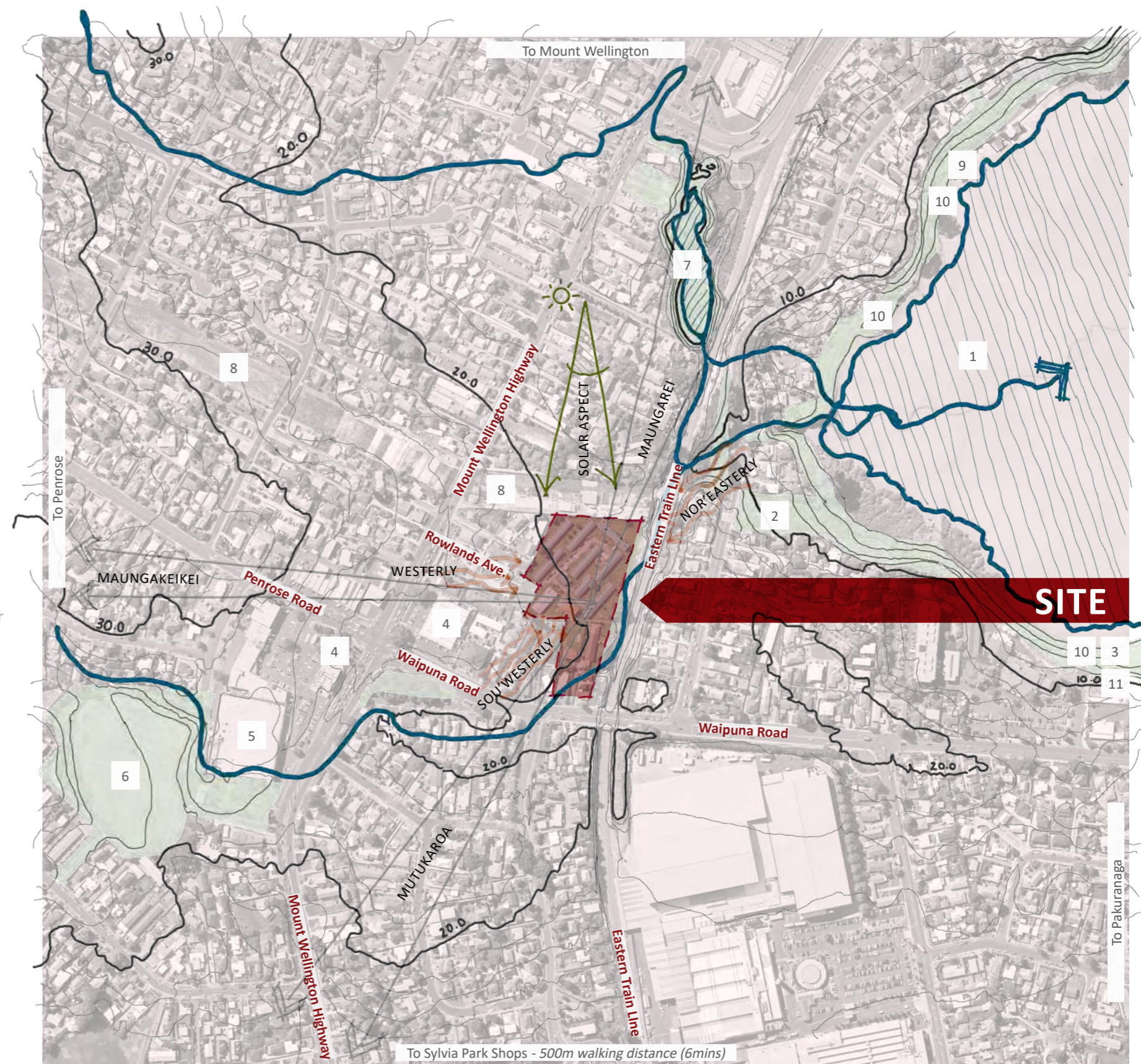
Site Address:  
7 Rowlands Avenue,  
22-28 Waipuna Road,  
Mount Wellington



Scale: 1:15,000 (A3)

# 1.1 Site Context

- Connections to Significant Landforms
  - Reserves
  - Solar Aspect
  - Prominant Winds
  - Water and Flowpaths
1. Te Kai a Hikuwaru / Panmure Basin
  2. Bowden Foreshore Reserve  
400m walking distance - 5mins
  3. Peterson Playground (toddler age)  
750m walking distance - 10mins
  4. Shops  
300m walking distance - 4mins
  5. Supermarket  
400m walking distance - 5mins
  6. Hamlin Park (Sports fields, bleachers)  
500m walking distance - 6mins
  7. Van Dammes Lagoon
  8. National Grid Corridor
  9. Playground (toddler / primary age)  
1km walking distance - 13mins
  10. Exercise equipment around basin perimeter
  11. Model Railway



## Key Site Opportunities + Constraints

- The site is influenced by water, sitting adjacent Te Kai a Hikuwaru / Panmure Basin. Site and neighborhood water drains to Te Kai a Hikuwaru.
- The site is surrounded by volcanic landforms, geology and structure: Te Kai a Hikuwaru, Maungarei, Maungakeikei and the associated lava flows, scoria deposits, volcanic soils, cones and basins that are characteristic of Auckland volcanic landscapes.
- The topography bows gently towards Te Kai a Hikuwaru / Panmure Basin, with a deep trench running to the east of the site that is utilised by the eastern train line. This acts as a barrier to pedestrian connection to the east.
- The National Grid corridor sits to the north of the site. While this allows good aspect and solar gains, the towers and lines have significant scale and influence on the site

Scale: 1:5,000 (A3)



# 1.2 Design Objectives

The following landscape design principles have been established from the outset to guide early design outcomes, serve as a measuring stick for concept design and set a benchmark for final preliminary design outcomes. They will be revisited through out the project to ensure the remain true to the intent of the project.

## Integrated Spaces

**A considered approach to ensuring all elements of the landscape design contribute to great outcomes for people**

Attention to ensuring communal, private and circulation spaces all contribute to the overall look and feel of the development. Consideration for integrating carpark, footpaths and utility spaces to elevate the design outcomes while considering safety and usability for all.

## Community Focused

**Ensuring all design elements are focused toward fostering community and social connections**

Establishing Productive landscapes

- Pā Harakeke / traditional plants
- Māra Rongoā / Medicinal Gardens
- Māra kai / Food Gardens
- Fruit trees (produce for tenants, flowers for pollinators)

Establishing social landscapes

- Dining spaces
- Conversation and lounging spaces
- Intergenerational spaces
- Moments of quiet and respite

Establishing play and active landscapes

- Interactive play elements woven through the design
- Play narrative that teaches and connects to the landscape
- Exercise and physical health installations

## Social Layering

**Developing design cues to inform use of space and manage spatial hierarchy**

Creating well layered transitions between private, semi-private and communal spaces to ensure residents are cued to the degree of ownership and use

## Site Identity

**A landscape design responses that recognises that site and the community are unique and celebrates identity**

The site is unique and has unique connections to its surrounding neighbourhood. Design elements should celebrate difference, educate and enhance to establish a design response that is befitting a diverse community, a unique location and a varying landscape.

## Natural Systems

**A design response that overlays indigenous site ecosystem, and establishes natural systems on the site.**

Capitalising on the opportunity to promote local flora, foster native fauna, working with natural systems to overlay a blue/green network and improving the water quality for the site and its downstream systems. Such as:

- Rain gardens
- Functioning wetland
- Water cleansing and reuse
- Urban Ngahere and indigenous vegetation
- Native wildlife habitat and education
- Resource use and sustainability initiatives
- Site permeability and ground water management

# 2.0 Design Narrative



## 2.1 Design Threads

### Water

We recognise the sites proximity to Te Kai a Hikuwaru / Panmure Basin and the tributaries that lead to it.

We acknowledge the life force and life sustaining qualities of water and the opportunity to celebrate this on the site.

We see opportunity to respond to the influence and importance of water in the following ways:

- Consideration of water sensitive design to improve water quality leaving the site
- Take inspiration from the nature of water and the impact it has on landscape to inform design responses, particularly the concepts of convergence, conveyance, meander and terracing of landform.

### Volcanic Landforms

We recognise the volcanic landscape that has contributed to the formation of the site and its surrounds.

The site sits adjacent Te Kai a Hikuwaru / Panmure Basin and Maungarei / Mount Wellington – both landforms the result of volcanic activity that have contributed to volcanic soils, lava flows, ash rings and distinct landforms of the area.

We see the opportunity to draw from examples of the volcanic landscape in the following ways:

- Inspiration for form generation from volcanic landscapes
- Consideration of sedimentary layering to generate landscape structure and site arrangement.



## 2.2 Design Study

### Volcanic Landforms

### Water

**Water:** to give dynamic life to the spaces; overlay fun and community; to scour and nestle into the framework to create space for people  
*(Micro Scale)*

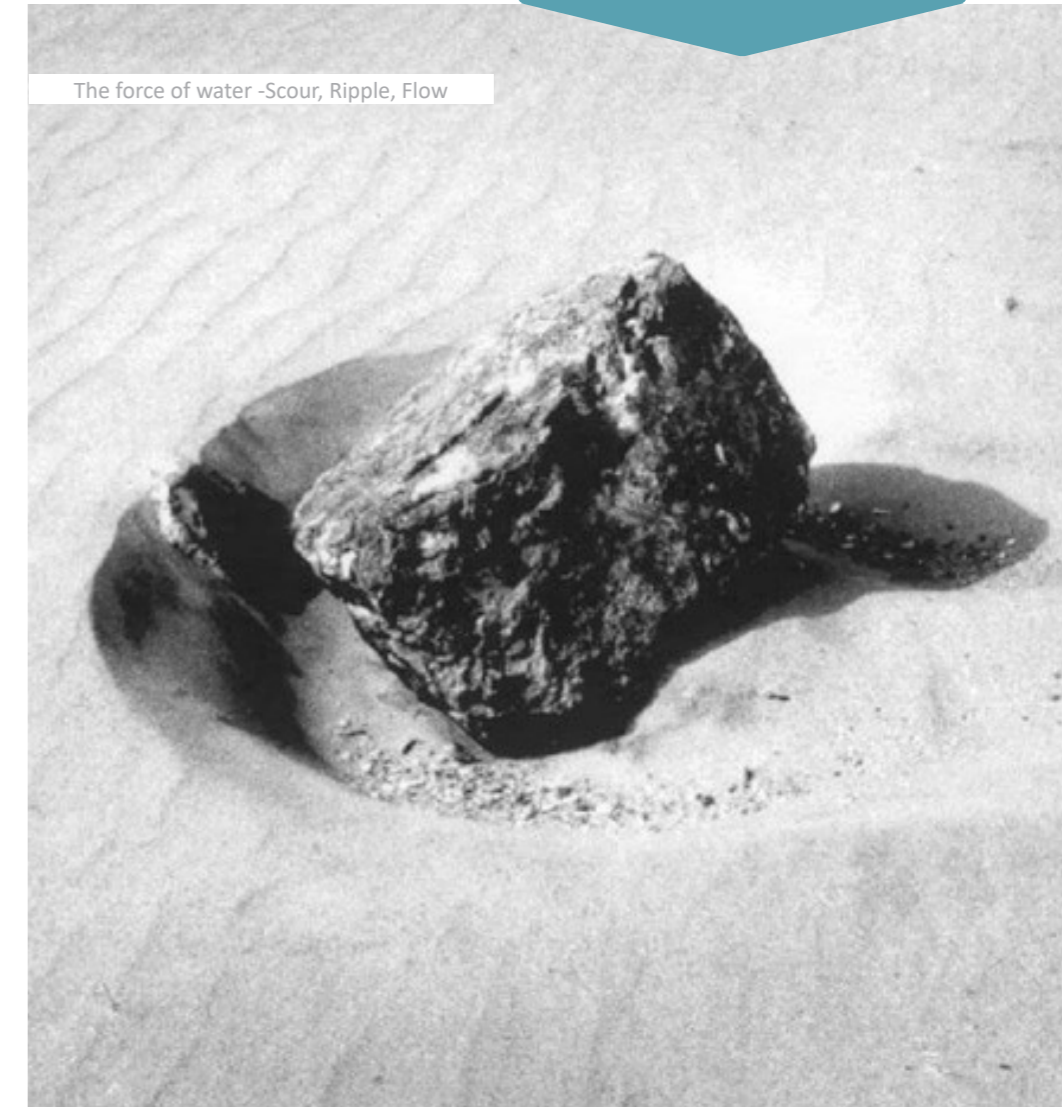
**Volcanic Landforms:** as the generator of form, spatial structure and framework for the site  
*(Macro Scale)*



Ash Rings / Lava Flow - Panmure Basin



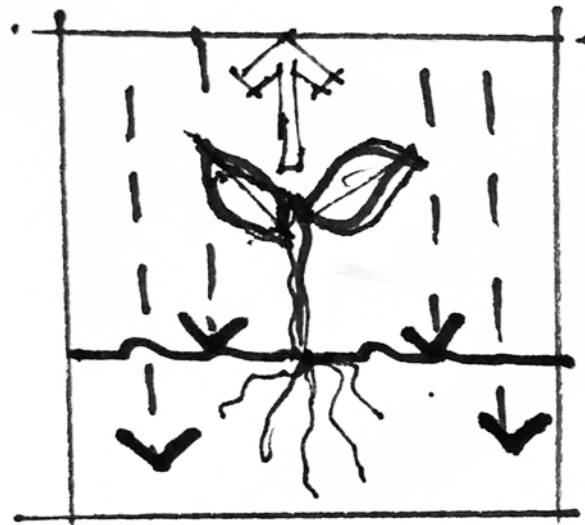
Ash Rings / Lava Flow - Panmure Basin



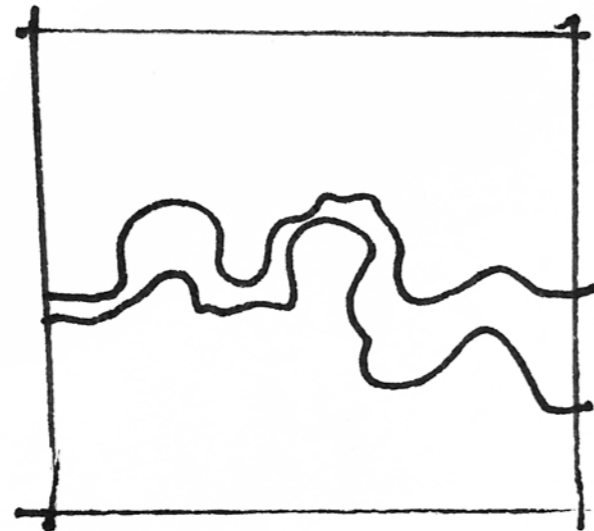
The force of water -Scour, Ripple, Flow

## 2.2 Design Study

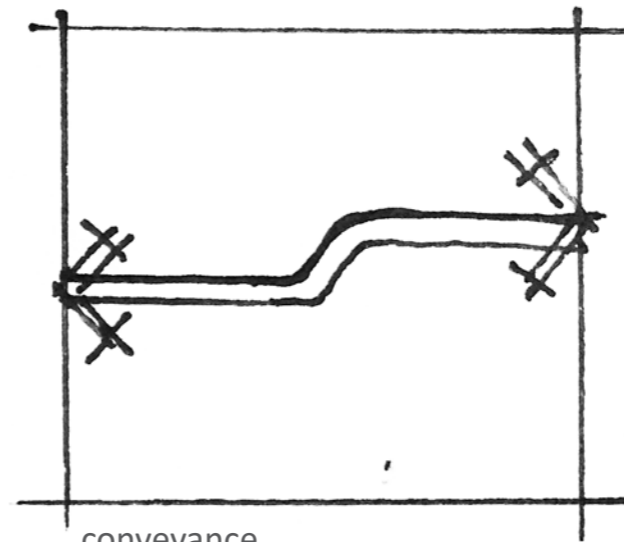
Water



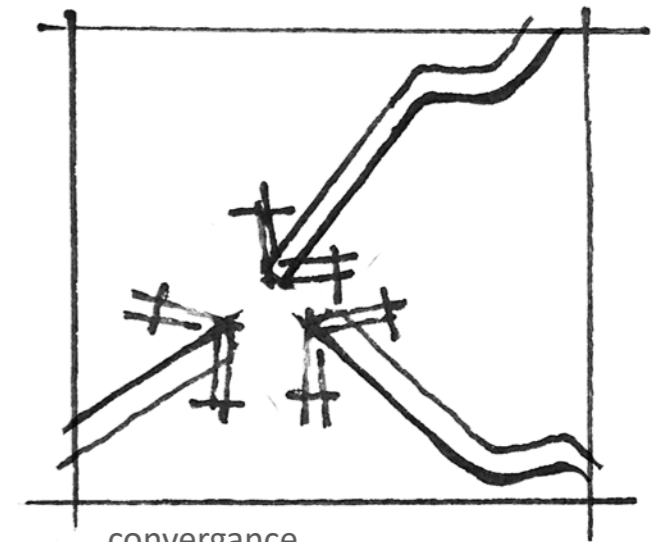
provision



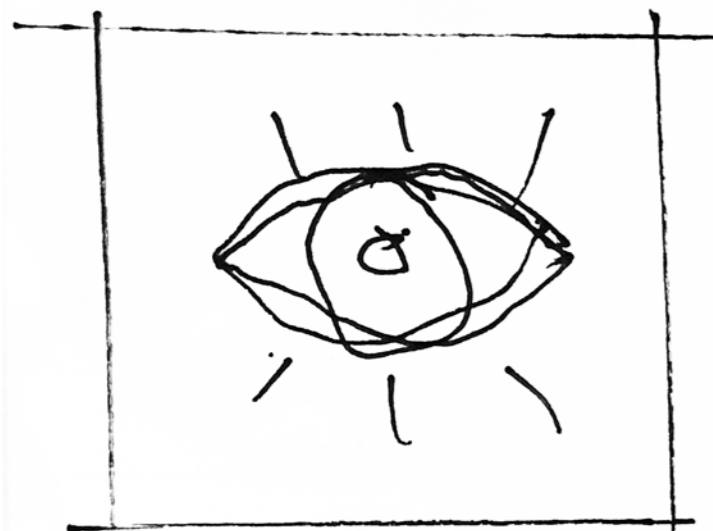
meander



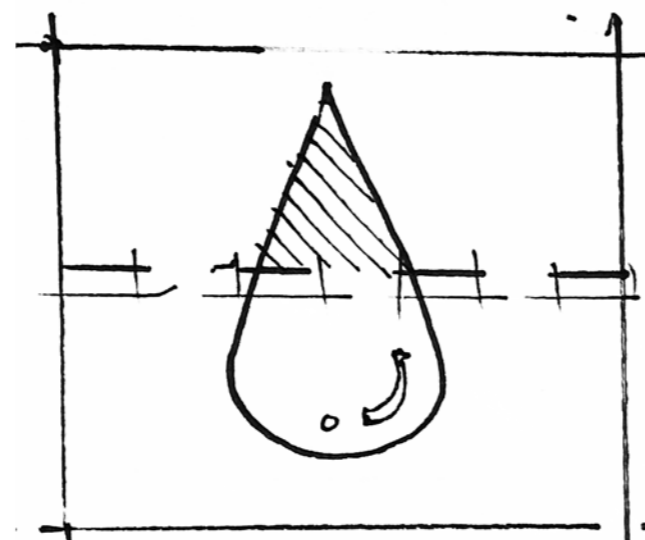
conveyance



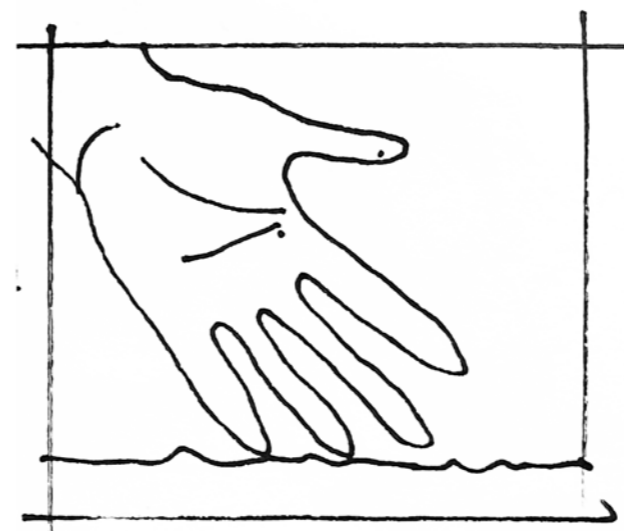
convergence



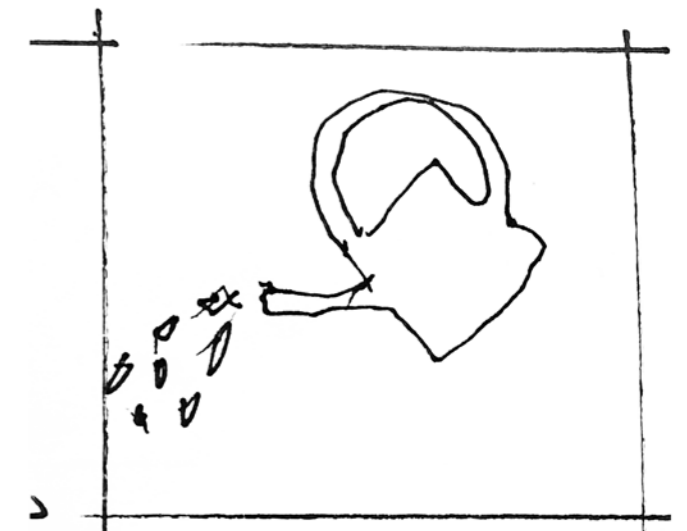
visibility



purification



interaction



utilisation

## 2.3 Design Examples



- 1. Landforms to establish communal / semi private / private hierarchy. Space defined by angular and geometric forms to draw on volcanic inspiration  
*Source: Auboek+Karasz, Wagnisart*
- 2,3,4. Sinuous ribbons that evoke flowing water and organic forms. Hierarchy of spaces carved out for a variety of functions, with varying degrees of privacy.  
*Source: SLA, Charlotte Garden*
- 5,6,7. Playful landscapes that provide intrigue, exploration and learning, coupled with spaces for caregivers to relax and observe. Celebrating landscape systems and landscape processes and recognising the importance of nature play and learning.  
*Source: BOGL, Mellemrummet*

## 2.3 Design Examples



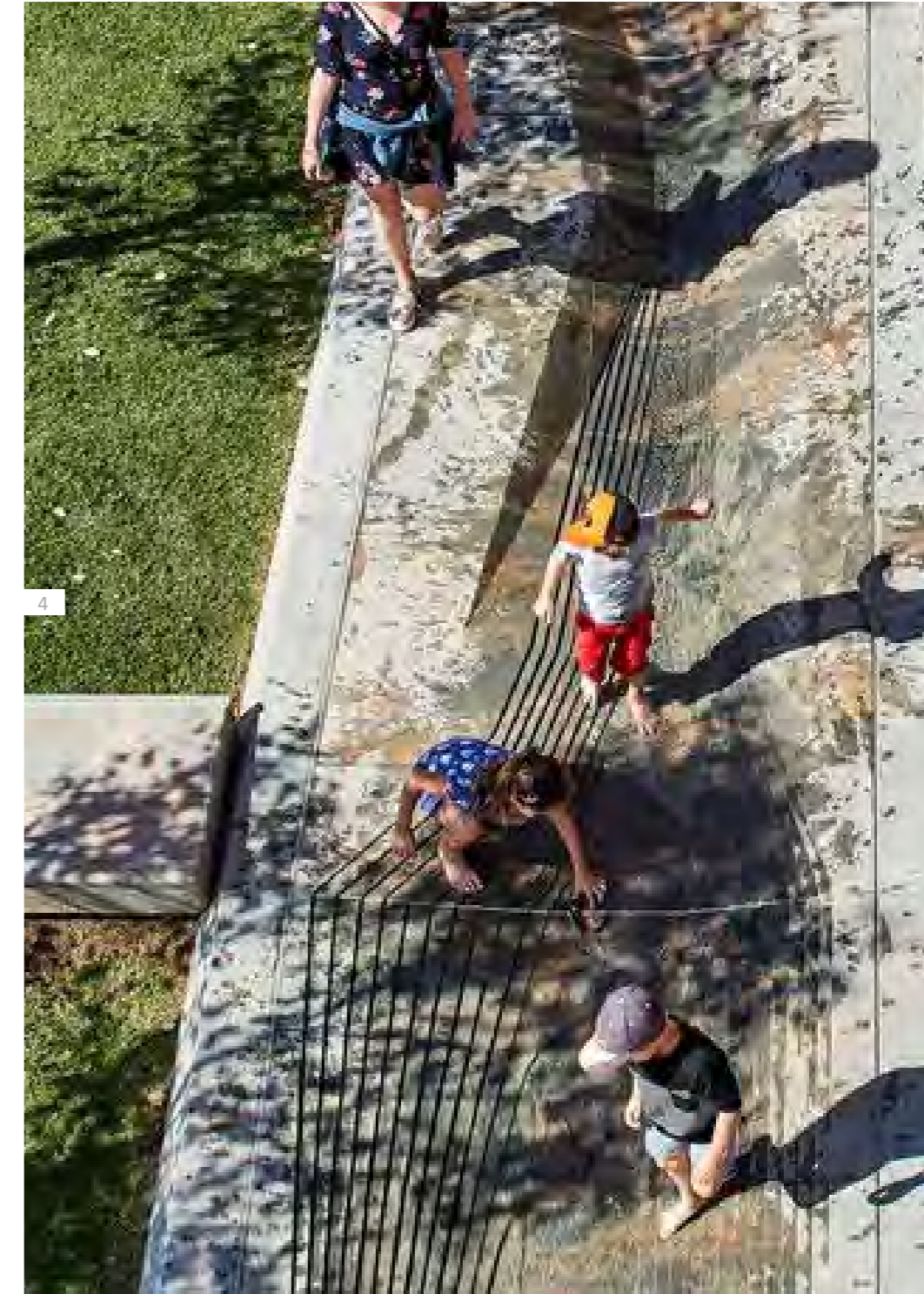
1



2

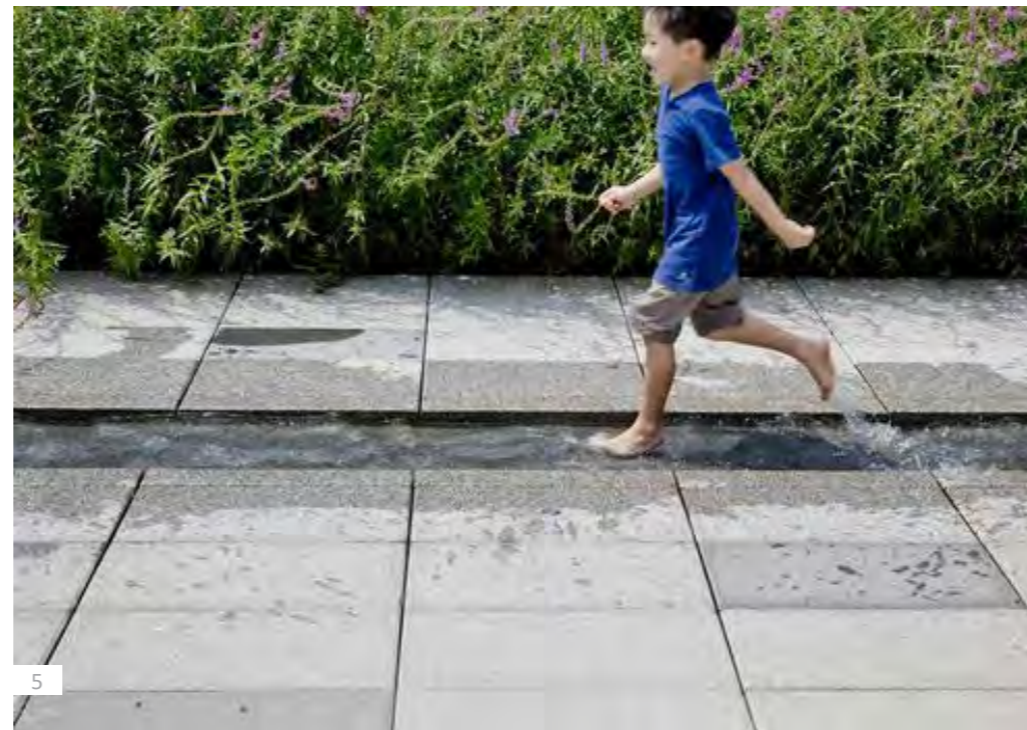


3



4

1. Pattern and texture to overlay narrative, incorporate art, establish trails and elevate materials to achieve aesthetic outcomes
2. Use of hydrophobic coatings and surface treatments to overlay narrative and play that varies with season and natural process.  
*Source: Peregrine Church, Rainworks*
- 3,4,5. Celebration of water, recognition of the fun and life giving aspects of water, bring to the forefront the narratives of water quality, the intrinsic link to Te Kai a Hikuwaru / Panmure Basin and foster an understanding that all water landing on the site flows to this important landscape feature.  
*Source: 3: Cheonggyecheon, 4: Aspect, Yagan Square, 5: Hillside Eco Park*



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